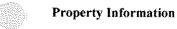
## TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM

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Property ID:	R32928	
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property address: 3030 S TEXAS AVE

legal description: MIDWAY PLACE, BLOCK 11, LOT 12-17

owner name/address: CHARLES MANCUSO INC.

PO BOX 5449	. 1
BRYAN, TX 77805-54	The state of the s
a second	fithe Lawn Shop; BCS Stop and G. P. Hills)
land use category: Connected retise	type of business:
current zoning: <u>C.Z.</u>	occupancy status:
lot area (square feet): 54,600	frontage along Texas Avenue (feet): 203.91
lot depth (feet): 283.64	sq. footage of building: <u>3,400</u>
property conforms to: min. lot area star	ndards min. lot depth standards min. lot width standards
Improvements	
# of buildings: building heig	ght (feet): / 2 # of stories: /
1.212	
building/site condition:	
buildings conform to minimum building se	etbacks: pyes no (if no, specify)
approximate construction date: 1985	accessible to the public: ∑yes □ no
possible historic resource:   yes pino	sidewalks along Texas Avenue:   yes no
other improvements:   yes no (specify)	) see for any of proofing
e e e e e e e e e e e e e e e e e e e	(pipe fences, decks, carports, swimming pools, etc.)
Freestanding Signs	
yes 🗆 no	□ dilapidated □ abandoned ※in-use
# of signs: type/material of	
overall condition (specify):	
removal of any dilapidated signs suggested	
Off-street Parking	
improved: xyes □ no parking spaces s	striped: ves no # of available off-street spaces:
lot type: □ asphalt ♥ concrete □ other	
space sizes: 4414	sufficient off-street parking for existing land use: □ yes □ no
overall condition:	and disc. if yes
end islands or bay dividers: u yes one	ilandscaped islands: □ yes ≱ no

landscaped islands: □ yes 🕱 no

Curb Cuts on Texas Avenue
how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes
if yes, which ones:
meet adjacent separation requirements:   yes   no   meet opposite separation requirements:   yes   yes   requirements:   yes   requirements:   yes   yes  yes
Landscaping
□ yes no (if none is present) is there room for landscaping on the property? □ yes no
comments: all leavette
Outside Storage
Outside Storage
yes one (specify) Tends Range Personal (Type of merchandise/material/equipment stored)
dumpsters present:   yes no are dumpsters enclosed:   yes no
dumpsters present. If yes a no are dampsters envisored at yes
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
yes no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
essessible to ellery C von
accessible to alley:   yes no
Other Comments:
· Creek runs a langide paperty (in curporates part of propurty)

no